

Chapter 68. Zoning Code - River Corridor Overlay Districts

Sec. 68.213. Conditional uses.

- (d) Structures accessory to permitted uses, section 685.212, or conditional uses of this section.
[Typographical error in recent amendment to this chapter.]

Sec. 68.224. Standards for conditional uses in the RC2 Flood Fringe District.

- (d) ~~The storage or processing of material and equipment shall be subject to the following: (1) Storage of materials or equipment, including materials that are, in times of flooding, flammable, explosive or potentially injurious to human, animal or plant life is prohibited. Storage of other materials or equipment may be allowed if: a. readily removable from the area within the time available after a flood warning system and in accordance with a plan approved by the planning commission; or b. Floodproofed according to the State Building Code; or c. if elevated above the regulatory flood protection elevation by alternative methods which meet the requirements of subsection (a) above; or.~~ [This corrects an error found by DNR staff in a recent review of this chapter. This section was originally taken from a DNR sample floodplain ordinance which prohibits flammable, explosive and potentially injurious materials. The proposed change uses the exact language from the DNR sample ordinance, and thus brings this into conformance with state and federal standards.]

Sec. 68.225. Standards for all RC2 Flood Fringe uses.

- (c) *Manufacturing and industrial uses.* Measures shall be taken to minimize interference with normal plant operations. Certain accessory land uses such as yards and parking lots may be at lower elevation subject to requirements set out in subdivision (b2) [Typo. in recent amendment to this chapter.] above. In considering permit applications, due consideration shall be given to needs of an industry whose business requires that it be located in floodplain areas.
- (f) *Manufactured homes.* Manufactured homes must meet all the density, setback, flood protection and other requirements for residential use of the zoning code and all requirements of the housing and building code. All manufactured homes must be securely anchored to an adequately anchored foundation system that resists flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state or local anchoring requirements for resisting wind forces. [Addition recommended by DNR to be consistent with state and federal standards.]
- (g) Travel trailers shall not be used for living quarters, and are exempt from the provisions of this ordinance if they have current licenses required for highway use, are highway ready meaning on wheels or the internal jacking system, are attached to the site only by quick disconnect type utilities commonly used in campgrounds and trailer parks, and the travel trailer/travel vehicle has no permanent structural type additions attached to it. Travel trailers and travel vehicles lose this exemption when development occurs on the parcel exceeding \$500 dollars for a structural addition to the travel trailer/travel vehicle or and accessory structure such as a garage or storage building. The travel trailer/travel vehicle and all additions and accessory structures will then be treated as a new structure and shall be subject to the elevation/flood proofing requirements and use of land restrictions specified in this ordinance. No new commercial travel trailer or travel vehicle parks shall be allowed in the RC1 Floodway or RC2 Flood Fringe Overlay Districts. [This additional language recommended by the DNR to be consistent with state and federal standards.]
- (hg) *Pollution of waters.*